



May 15, 2007 CPC
June 27, 2007 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07SN0294

Chesterfield County Utilities Department

Clover Hill Magisterial District
East line of Claypoint Road

REQUEST: Conditional Use to permit a public utility use (wastewater pump station) in a Residential (R-15) District.

PROPOSED LAND USE:

A wastewater pump station is planned.

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL SUBJECT TO THE CONDITION ON PAGE 2.

STAFF RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposal conforms to the Public Facilities Plan which recommends expansion of the existing wastewater system to include replacing and expanding existing pumping stations where necessary to accommodate development.
- B. The proposed use will accommodate existing and future development consistent with the recommendations of the Central Area Plan.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

CONDITION

(STAFF/CPC) Any building or mechanical equipment shall comply with Sections 19-570 (b) and (c) and 19-595 of the Zoning Ordinance relative to architectural treatment of building exteriors and screening of mechanical equipment. (P)

GENERAL INFORMATION

Location:

East line of Claypoint Road, south of Misty Spring Drive. Tax IDs 742-675-Part of 9499 and 743-675-Part of 1820.

Existing Zoning:

R-15

Size:

3.1 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North, South and West – R-15 and A; Residential or vacant
East – A; Residential or vacant

UTILITIES

Public Water and Wastewater Systems:

This proposed wastewater pump station will replace the existing Sunnybrook Wastewater Pump Station which is at the end of its service life. Public water and wastewater service will be available for the normal operation of the pump station.

ENVIRONMENTAL

Drainage and Erosion:

The subject property drains to the east and then via tributaries to Swift Creek. There are currently no known on- or off-site drainage or erosion problems and none are anticipated.

Water Quality:

The pump station is located adjacent to a stream that is perennial and, as such, is subject to a 100 foot conservation area. The pump station should be located such to minimize any encroachment into the RPA.

PUBLIC FACILITIES

This request will have minimal or no impact on these facilities.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Central Area Plan which suggests the property is appropriate for residential use of 1.0 - 2.5 dwelling units per acre. Further, the Public Facilities Plan, a component of the Comprehensive Plan, recommends utility system expansion to include wastewater pump stations.

Area Development Trends:

Surrounding properties are zoned Residential (R-15) and Agricultural (A) and are occupied by single family residential uses or are vacant. The subject property is part of the proposed Colony Pointe Subdivision. It is anticipated that residential use will continue in the area as recommended by the Plan.

Development Standards:

The request property lies within an Emerging Growth Area. The purpose of the Emerging Growth District standards is to promote high quality, well-designed projects. However, because the property is zoned Residential (R-15), development is not required to meet the development standards for Emerging Growth Areas. A condition should be imposed to require compliance with Emerging Growth Area requirements relative to architectural treatment of any building. (Condition)

CONCLUSION

The proposed zoning land uses conform to the Public Facilities Plan and will accommodate development anticipated by the Central Area Plan. Given these considerations, approval of this request is recommended.

CASE HISTORY

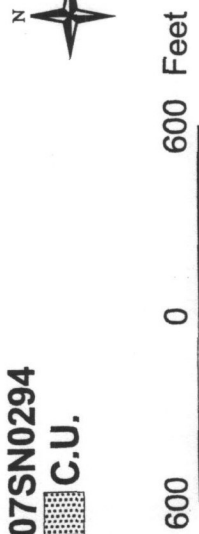
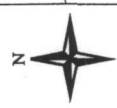
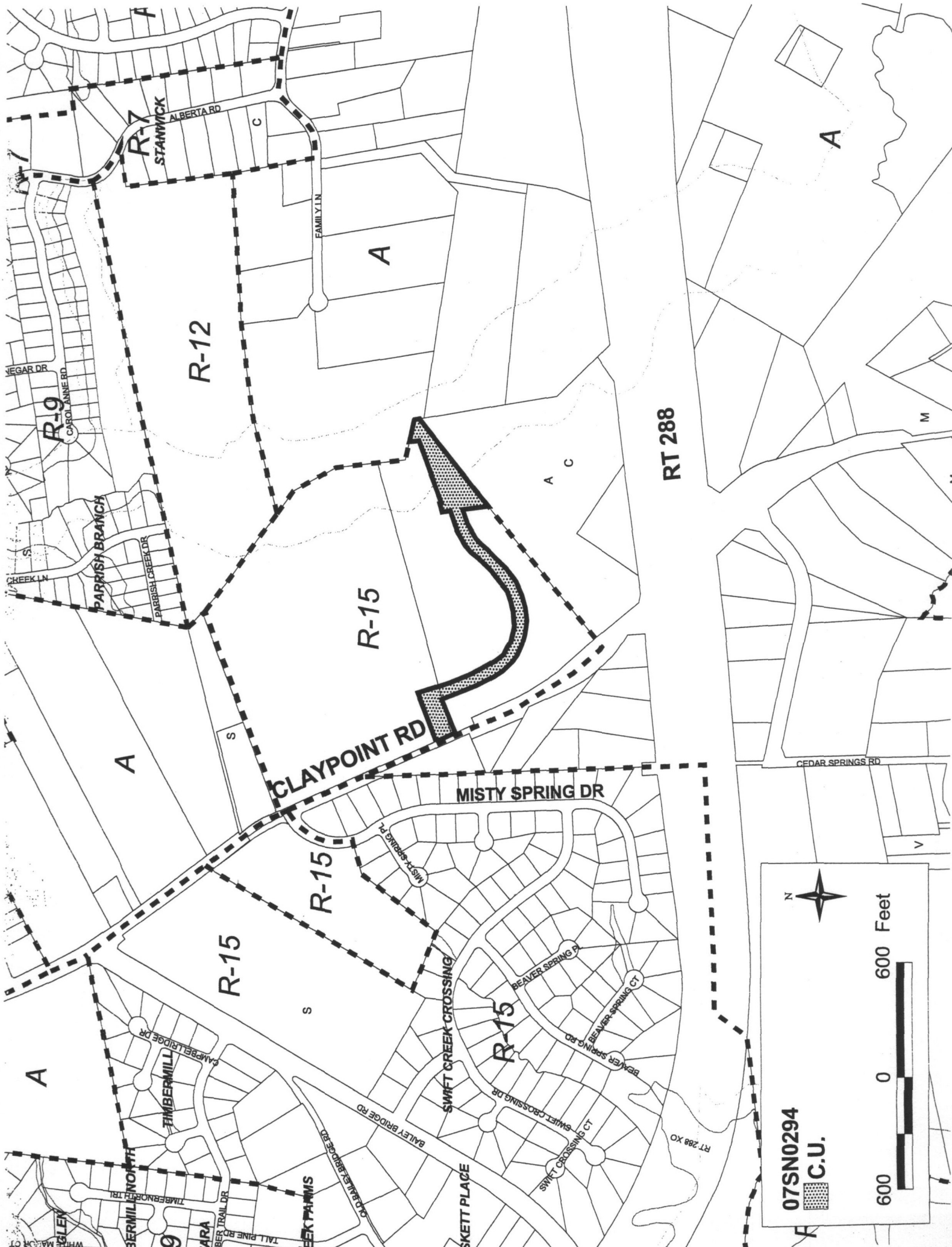
Planning Commission Meeting (5/15/07):

The applicant accepted the recommendation. There was no opposition present.

On motion of Mr. Gulley, seconded by Mr. Bass, the Commission recommended approval subject to the condition on page 2.

AYES: Messrs. Gecker, Gulley, Bass, Litton and Wilson.

The Board of Supervisors, on Wednesday, June 27, 2007, beginning at 6:30 p.m., will take under consideration this request.



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